

# DURDEN & HUNT

INTERNATIONAL



## Shaw Close, Hornchurch RM11

Offers In Excess Of £950,000

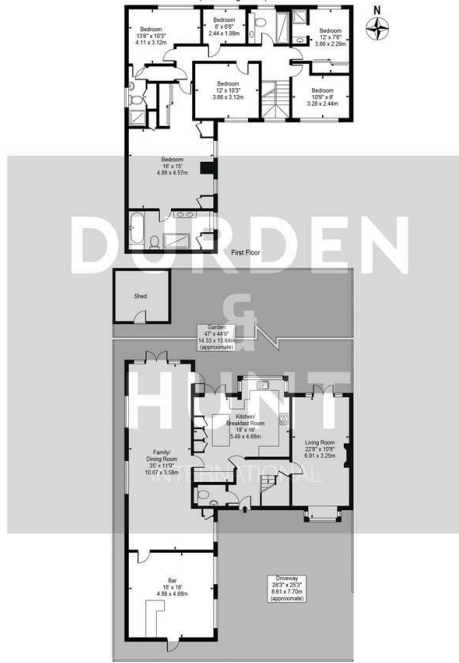
- Over 2,600 SQFT
- Stylish Kitchen With Breakfast Bar
- Well Maintained Garden With Patio
- On A Cul-De-Sac
- Three Bedrooms With En Suites
- Good Location
- Large Driveway For Multi Car Parking
- Downstairs WC
- Great Transport Links

159 High Street, Hornchurch, Essex, RM11 3YD  
01708 202 777

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<https://www.durdenandhunt.co.uk>



**Shaw Close**  
 Approx. Gross Internal Area 2606 Sq Ft - 242.11 Sq M  
 (Excluding Shed)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

### Viewings

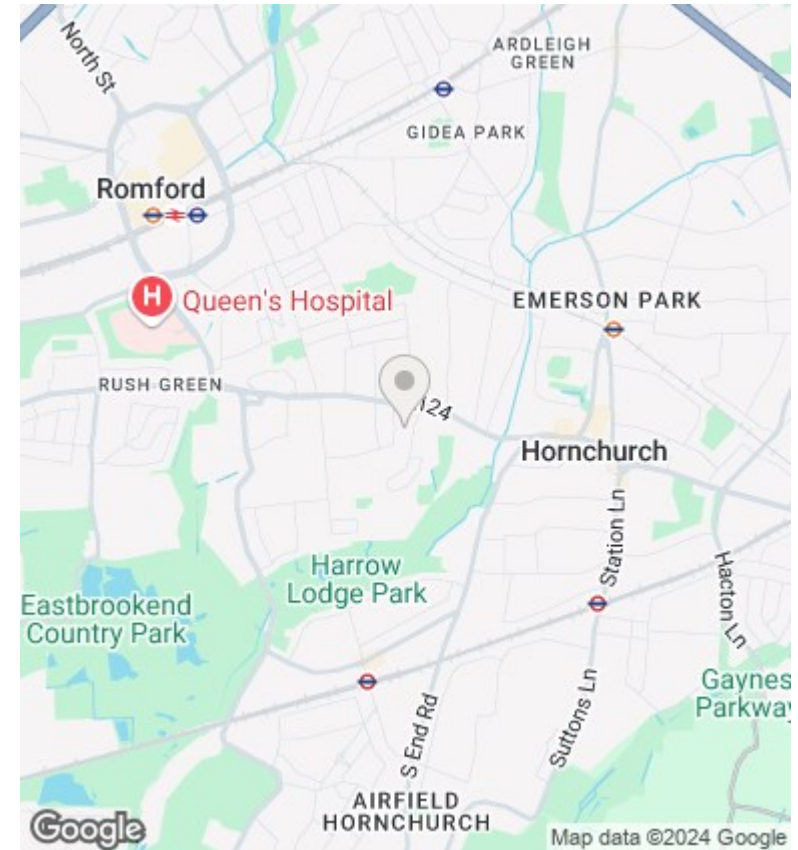
Viewings by arrangement only. Call 01708 202 777 to make an appointment.

### Council Tax Band

F

### EPC Rating:

D



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	